

PLANNING COMMISSION MINUTES

May 4, 2010

7:00 p.m.

Present: Chairman Clark Jenkins, Vice Chairman Tom Smith, Michael Allen, Dave Badham, Barbara Holt, Ray Keller, City Council Representative Beth Holbrook, City Engineer Paul Rowland, Planning Director Aric Jensen, and Recording Secretary Connie Feil.

Absent: City Attorney Russell Mahan.

Barbara Holt made a motion to approve the minutes for April 20, 2010 as written. Ray Keller seconded the motion and voting was unanimous in favor.

1. Consider preliminary and final commercial site plan approval for an accessory building for Jiffy Lube located at 327 W. 500 S., Kirk Umphery, applicant.

Kirk Umphrey and Bret Peterson were present. Aric Jensen explained that Mr. Umphrey is requesting preliminary and final site plan approval for a 5,600 sq ft accessory building located at 327 West 500 South, in a General Commercial (C-G) zone.

Mr. Jensen continued saying that the proposed accessory building is located on the back half of the existing Jiffy Lube site. The C-G zone does not allow storage units or warehouse buildings without office space, and so this building, and any use of it, is tied to the Jiffy Lube building. This building can't be sold, rented, or used except in conjunction with the Jiffy Lube building.

The building is essentially a square, single story, steel building. The applicant is proposing that it be constructed 1' from the rear property line, and 1' from the existing fence separating the site from the University Credit Union. Staff does not object to the building being 1' from the rear property line because the adjoining property is the Mill Creek right-of-way, and no structures will ever be built there. The site plan shows that the existing fence is located approximately 4' from the property line which means that the building is theoretically 5' from the west property line, however, all of the legal descriptions in this area are tied to a monument point in the intersection of 500 South and 200 West which has disappeared over time. The exact location of the property line is somewhat murky. Regardless, if the building is located as shown, it will be within the historical use boundaries.

The applicant will build a detention basin on the east side of the building to capture the runoff from the new hard surfacing. On the west side of the building the applicant needs to install rain gutters that tie into the parking lot drain so that the water doesn't runoff onto the adjacent credit union property. Also, the applicant is required to get a permit from Davis County Flood Control to discharge from the detention basin into the creek.

Based on Chapter 15 of the Land Use Ordinance, the Planning Commission can regulate the exterior materials used on the proposed structure. Primary buildings must be constructed

primarily out of block, brick, stone, stucco, and similar materials. Since this is an accessory building and not a primary building, the Planning Commission's duty is to make sure that it harmonizes with existing, surrounding development. Mr. Jensen's opinion is that a steel building could work in this area, but it could have some exterior dressing to make it match more closely to the Jiffy Lube and the University Credit Union buildings. Some options could include an off white exterior texture spray with a red band matching the Jiffy Lube building, or perhaps a wainscot of cement block with a matching paint scheme. He suggests that the exterior appearance of the building be consistent with the existing development in the area.

Staff recommends preliminary and final commercial site plan approval for the Jiffy Lube accessory building, with the finding that it meets the minimum criteria for site plan approval, with the following conditions:

1. The applicant receives approval from Davis County Flood Control to discharge into Mill Creek.
2. The applicant install rain gutters on the proposed accessory building that tie into the storm drain system such that all run-off is contained on the subject property.
3. The applicant submit a materials board or color rendering showing how the building will fit in with surrounding development.
4. Any site plan redline corrections be made prior to building permit approval.

Kirk Umphrey mentioned that using some type of wainscot on the bottom would be less expensive and still look nice. They could have it blend with the Jiffy Lube building and surrounding buildings.

Bret Peterson explained that the building will have windows to provide light. These windows will be placed high on the building for security purposes. The building will be used for storage of cars and trailers that are used for advertising. There will be no storage of product, new or used, in this building.

There was a lengthy discussion regarding the exterior material and color options for the building, if a firewall will be required, and the required setbacks for the building. The Commissioners felt that a steel building could work in this area, but only if the exterior was "dressed up" to match the existing Jiffy Lube and University Credit Union buildings.

Barbara Holt made a motion to recommend to the City Council preliminary and final commercial site plan approval for the Jiffy Lube accessory building located at 327 W. 500 S. subject to the conditions outlined by Staff and with the following addition:

5. Provide the City Council with a color/material board illustrating how the building will be finished in harmony with the surrounding buildings.

Ray Keller seconded the motion and voting was unanimous in favor.

Clark Jenkins welcomed the Boy Scouts to the meeting. Mr. Jenkins explained the purpose and procedures of the Planning Commission.

2. Planning Director's report and miscellaneous business.

Aric Jensen explained to the Commissioners that recent agendas have been very light. Mr. Jensen suggested that the Commission conduct only one meeting per month during the summer. If an item of urgency or real importance needed to be heard, the regular schedule would be followed. The dates suggested were June 1, July 6, and August 3, 2010. The Commission agreed.

Beth Holbrook made a motion to hold Planning Commission meetings on the first Tuesday of the month for the months of June, July and August as suggested by Staff. Barbara Holt seconded the motion and voting was unanimous in favor.

Meeting adjourned at 7:35 p.m.